

MUSCAT HILLS

# BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 520 • 5th FLOOR • 114 SQM

SALE PRICE • EXCLUDING VAT

**OMR 142,847**

WORK • CONNECT • GROW



# THE OPPORTUNITY

**Business Tower II places a modern commercial address within the Muscat Hills environment.**

Office 520 offers 114 sqm on the 5th floor, a staged 36-month payment plan and an investment case based on an estimated rental rate of OMR 10 per sqm per month.

- |                                                                                     |                             |                                               |
|-------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------|
|    | <b>Muscat Hills setting</b> | Business, golf and lifestyle surroundings.    |
|    | <b>Staged payment plan</b>  | 20% down payment with scheduled installments. |
|  | <b>Rental potential</b>     | Estimated monthly rent of OMR 1,140.          |



# UNIT OVERVIEW

Clear pricing and unit information

|                        |             |
|------------------------|-------------|
| Unit                   | 520         |
| Floor                  | 5th         |
| Office Type            | 020         |
| Area                   | 114 sqm     |
| Base Price (Excl. VAT) | OMR 142,847 |
| VAT (5%)               | OMR 7,142   |
| Total incl. VAT        | OMR 149,989 |
| Base Price / sqm       | OMR 1,253   |



# STRATEGICALLY CONNECTED

At the Heart of Muscat's New Business District

Business Tower II places businesses within minutes of key transport, commercial, exhibition, retail and lifestyle destinations.

**02** MIN

MUSCAT HIGHWAY

**02** MIN

BANK MUSCAT

**04** MIN

OMAN CONVENTION &  
EXHIBITION CENTRE

**07** MIN

MUSCAT  
INTERNATIONAL AIRPORT

**10** MIN

AZAIBA BEACH

**14** MIN

MALL OF OMAN

## MUSCAT HILLS

**BUSINESS TOWER II**

Connected to Muscat's  
key business and lifestyle  
destinations.

Travel times are indicative and may vary with traffic and route conditions.

# UNIT FLOOR PLAN

Office type 020 • 114 sqm



## OFFICE 520

Floor

**5th**

Area

**114 sqm**

Rental Rate

**OMR 10 / sqm / month**

Monthly Rent

**OMR 1,140**

# POSITION IN THE FLOOR



## OFFICE TYPE 020

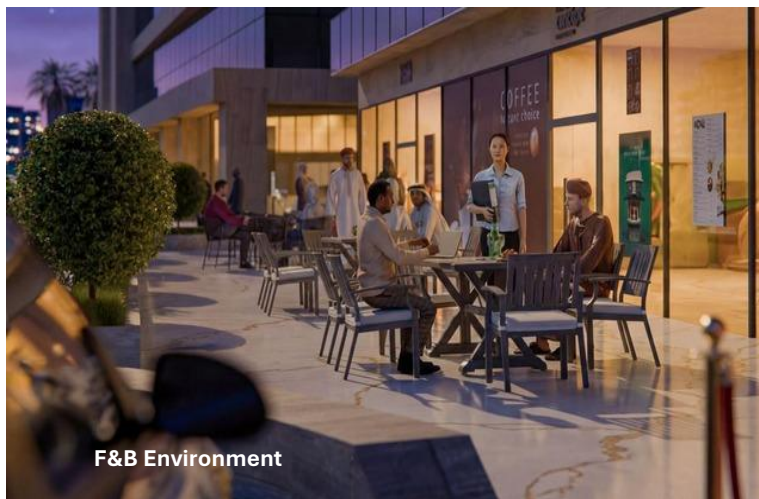
The supplied typical-floor plan identifies the location of Office Type 020 within the office floor plate.

Unit 520 applies this office type to the 5th floor.

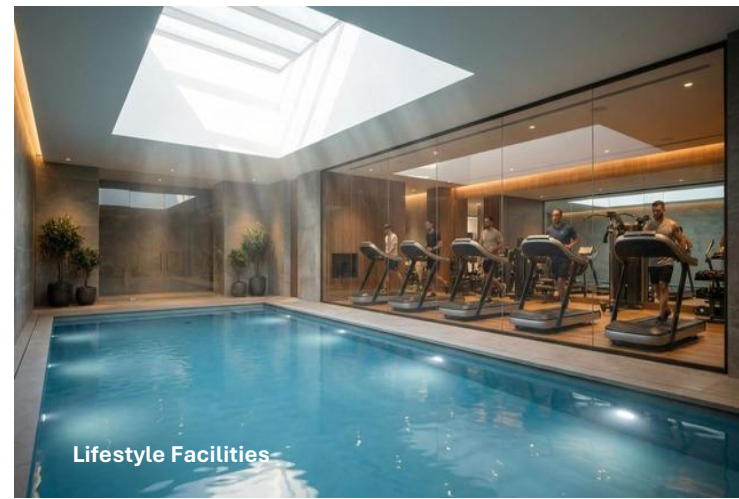
# BUSINESS & LIFESTYLE ENVIRONMENT



Retail & Common Areas



F&B Environment



Lifestyle Facilities



Muscat Hills & Golf



Business Tower II

# PAYMENT PLAN

Amounts calculated on total purchase price including 5% VAT

| STAGE                    | %   | AMOUNT (OMR) |
|--------------------------|-----|--------------|
| Down Payment             | 20% | 29,998       |
| After 6 Months           | 15% | 22,498       |
| After 12 Months          | 15% | 22,498       |
| After 18 Months          | 10% | 14,999       |
| After 24 Months          | 10% | 14,999       |
| After 30 Months          | 10% | 14,999       |
| After 36 Months          | 10% | 14,999       |
| Upon Title Deed Transfer | 10% | 14,999       |



# INVESTMENT ANALYSIS

Rental benchmark

**OMR 10 / sqm / month**

Estimated monthly rent

**OMR 1,140**

Estimated annual rent

**OMR 13,680**

Gross yield / base price

**9.6%**

Gross yield / incl. VAT

**9.1%**



# OFFICE 520

114 SQM • 5TH FLOOR

SALE PRICE • EXCLUDING VAT

**OMR 142,847**

20% DOWN PAYMENT\*

**OMR 29,998**

\*Payment-plan amounts are calculated on the total price including 5% VAT.

